

BUILDING OPERATIONS MOVE BRISKLY ALONG IN CAPITAL CITY

GROWING IN FAVOR WITH BUILDERS

Profitable Style of Apartment House.

ATTRACTS HOMESEEKERS

Rents Are Moderate While at the Same Time All Conveniences Are Provided.

Washington has taken kindly to the apartment house and builders have bent every effort to provide the best and most attractive form of home that such buildings can give. It is recognized that the occupant, whether it be of one where the rents run into fabulous figures or the more modest kind that enable the head of a family to provide a shelter without parting with his entire income demand all the conveniences required in our present day existence to make life bearable. Shrewd builders have not overlooked this fact and the houses now building are models of convenience and comfort. The success of the mammoth houses has been so great that numbers of smaller ones have come into existence and a popular form has grown up in the three and four story apartments built in the most modern manner.

Architect N. R. Grimm has just completed the design for one to be erected on Euclid street, between Thirteenth and Fourteenth, which is intended to be an ornament to the street and in every respect a most delightful home. The house will be four stories in height, with a front of light gray brick set off with trimmings of Indiana limestone. It will be in the form of two houses so arranged that every room has ample sunlight, having a thirty-foot alley in the rear and forty feet open space on each side of the buildings. As shown in the accompanying picture there will be a neat front porch and overhanging balconies, and the houses will have all the appearance of private residences. L. E. Breuninger is the builder. The cost is estimated to be \$20,000.

NEAT ROW OF DWELLINGS DESIGNED FOR W STREET

Architect A. H. Beers has finished the plans for a row of five two-story brick dwellings which Harry Wardman will build in W street, between First and Second northwest. They are to have six rooms with the bath, and to be fitted up in the most modern manner. The estimated cost is \$20,000.

COMFORTABLE HOUSES IN HOLMEAD MANOR

L. E. Breuninger, owner, is about to build, from plans drawn by N. R. Grimm, architect, three comfortable six-room and cellar houses on Holmead avenue, Columbia Heights, which will add to the already attractive appearance of that street. The houses will preserve the suburban appearance by the use of large porches and will have Ortel bay windows in second story. The usual careful attention to detail will be given in all parts of the construction.

PLANS FOUR-STORY APARTMENT HOUSE

Harry Wardman is having the plans drawn for a four-story apartment house on W street, between Fourteenth and Fifteenth streets, which will add one more to the several already erected on that square. The house will be four stories in height containing twenty-four apartments, and will be complete in every detail. A. H. Beers is the architect. The cost will approximate \$40,000.

JAMES A. BATES & CO.
Two veteran army officers who have been quite successful in handling suburban properties are Col. James A. Bates and Col. E. B. Townsend. They have conducted a general real estate business in Washington for a number of years under the firm name of James A. Bates & Co.

In the suburban field Colonel Bates and Colonel Townsend have been especially active in the northeast where they have many pieces of property in the desirable subdivision known as "Woodridge." The firm undertook extensive improvements in this section before the property was opened for sale. Streets were well graded and many other public works were carried out. As a result they have disposed of large numbers of lots.

Colonel Townsend has devoted a great deal of his time in the past few years to the furtherance of plans looking toward the general welfare of suburbanites in the District. He served for several years on a committee whose efforts were finally rewarded in having Sixteenth street extended. He has also been president of the Mt. Pleasant Citizens' Association for a number of years.

For these and other reasons the firm of James A. Bates & Co. is recognized as having been an important factor in the development of Washington's suburban sections.

Down-town Residence

Reduced to \$10,000. Near Thomas circle. Former price, \$18,500.
Well-built 3-story and basement bay-window brick, in first-class condition; containing 12 rooms and bath; furnace and open grate; lot, 22,800 sq. ft. to 20 ft. alley. Trust of \$8,000 at 5 per cent can remain on property or be paid off.
Let us show you this house at once. It must be sold in 2 weeks.

Thos. J. Fisher & Co., Inc.
1414 F St. N. W.

POPULAR STYLE OF APARTMENT HOUSE



Activity Along the Potomac River Front

New Company Takes Over River View and the Randall Steamboat Lines and Will Largely Increase and Improve Service.

A certificate of incorporation was filed on Thursday with the Recorder of Deeds, as stated in The Times, by which the Washington and Potomac Steamboat Company secured the property of the Randall Steamboat Line and all its rights and privileges, both at River View and Colonial Beach. The new company is capitalized at \$350,000, divided into shares of \$100 each, and the board of trustees named for the first year comprise E. S. Randall, Harry Randall, George R. Carpenter, George C. Henning, R. H. Lynn, D. A. Greenlee, Walter Hieston, and Jackson H. Ralston.

The company intends carrying on a general river excursion business, besides running a line for the purpose of catering to the river traffic for freight and passengers, and have chartered the handsome steamer St. John, together with the purchase of the Queen Ann steamer, and are negotiating for other like character. They intend making many improvements at River View and Colonial Beach, and expect to provide a river service that will secure for them the patronage of a large part of the pleasure-loving public.

WILL BE BANNER YEAR IN REAL ESTATE ACTIVITY

According to the report of Recorder of Deeds Dutton, the total number of instruments filed for the four months of this year, ended April 30, were 6,999. For January, 1,569; February, 1,536; March, 1,835; April, 1,815. There have been 1,221 papers filed in excess of the number during the first four months of last year, and should the proportion continue 1906 will be a banner year.

WASHINGTON HEIGHTS PROPERTY IN DEMAND

Among the sales made during the past week by the Moore & Hill corporation were three houses, 1971, 1975, and 1979 Elmore street, Washington Heights, for E. N. Richards. The dwellings are of three stories and attic, eleven rooms and three baths, have large stone front porches and command a fine view of the new Connecticut avenue bridge and a portion of the Rock Creek valley. They are the last of a row at that point. The price paid was \$9,500 each. Other recent sales are the following: To I. H. Lamb, 214 Eighteenth street northwest, for M. Snyder, 1736 and 1738 Lincoln avenue northeast.
For M. A. Brooke, 1355 Tenth street northwest; to A. H. Brooks, 3100 New York street, Cleveland Park.
For Arms & Drury, 727 Girard street, ark street, Cleveland Park.

EDGAR M. HAYES.
Among the active young men in the real estate business in Washington is Edgar M. Hayes. Mr. Hayes devotes his time exclusively to the sale of property, especially in the suburban field. He controls some very attractive sites for suburban homes. He is devoting considerable attention this spring to the De Schweinitz estate, at Somerset Heights, and it is largely through his efforts that such activity in the real estate of this prosperous section has been manifested recently.

Mr. Hayes speaks with enthusiasm about the prospects and the opportunities of Somerset Heights. He says: "Lots and villa sites can be had on the beautiful heights of Somerset at prices ranging from 5 to 15 cents per square foot or a little above average prices. This property is within four to eight minutes, by electric car, of property that is selling at 50 to 75 cents per square foot."

Read This

Employ the services of an agent who is not "married" to any one subdivision, when you go to buy a home, and you will get the judgment and cooperation of one who is not biased or prejudiced in his opinion of values. I can sell you a home in any part of Washington or suburbs.

Prices from \$1,000 to \$100,000

Edgar M. Hayes

728 13th St. N.W. Main 561.
There is "REALITY" in my Realty.

OPTIMISTIC AS TO OUTLOOK FOR SPRING

William A. Hill, president of the Moore & Hill Company, reports a very active spring season in all lines of realty. Speaking of the situation yesterday, he said: "There has been no slowing up of the good business that has marked this year so far; instead, it has with the coming of the spring been accelerated. A noticeable feature has been the large number of sales of higher-priced properties. There is a steadily growing demand for suburban property, our sales in that class being very gratifying. In Cleveland Park, out of twelve houses now nearing completion, six have already been sold, and the sale of lots in the park has never been better."

REAL ESTATE BUYERS HAVE KEPT HIM BUSY

From the office of David Moore comes the report that during the past fortnight at least \$300,000 in business has passed through his office, mainly confined to the business section. The purchasers have generally been investors, who, Mr. Moore, believes, see in the future of the city a splendid opportunity for the investment of capital and are satisfied the returns will show handsome profits. Prominent among the sales made were the properties on New York avenue opposite his office, which changed hands in the neighborhood of \$40,000 each, and in addition there have been several that have not yet gone on the record.

APRIL FIRE LOSS EXTREMELY MODERATE

According to Chief Belt's report the record for fire losses during the month of April was very small, the total estimated amounting to but \$124, which was thoroughly covered by insurance. Only seventy-one alarms were sounded, of which eight were false.

JOHN M. HENDERSON.

Mr. John M. Henderson has been interested in real estate operations in this city for the past eighteen years. He has been largely engaged in building operations in the northwestern section of the District for some time, in which field he has been eminently successful.

Mr. Henderson's chief interests in suburban realty have been confined to the northeastern section of the District, however. He has handled a good deal of property in Brookland and South Brookland, while, for the past four years he has been the exclusive agent for a large part of the popular Woodridge subdivision, and under his active campaign many lots have been sold and dwellings erected.

The best property in any section will remain unsold year after year if not handled by the right kind of agents. That so much property at Woodridge has changed hands within the past year or two speaks well for Mr. Henderson, at the same time that it denotes the desirability of lots in this vicinity.

A Beautiful Tract of Fifty Acres in Alexandria County, Va.

Overlooking the picturesque Potomac, in villa sites. This is the only tract in this vicinity that has not been advanced in price since the construction of the O. D. & G. F. R. R. We can offer you the time to buy.

Somerset Heights

A six-room cottage, 1/2 acre of ground; house thoroughly modern; water in house; bath, cellar, cemented; one car fare to city; beautiful view, overlooking city; fine lawn, small shade and fruit trees. This property is now offered at the low figure of \$4,500.

Price \$3,000 for

50 acres in Virginia, ten minutes walk from steam cars, 18 miles from Washington, land in good state of cultivation, six-room house and outbuildings; good water and fruit. A bargain.

A Bargain

A beautiful little home on the Great Falls and O. D. R. R., one car fare; 6-room house, half acre; with plenty of fruit and shade. Price, \$2,600.

\$1,350

For a nice little six-room house; good lot; good water and fruit; near the cars; very cheap.

Price Only \$2,000

A nice little 6-room house; one acre; 100 fruit trees; 40 grape vines; variety of small fruits, all bearing; three minutes' walk from electric cars. Elevation, 550 feet.

Atkinson & Ballard Co. (Inc.)
621 13th Street N. W.

Capital Will Become Manufacturing Center

—SENATOR ELKINS

West Virginia Statesman Enthusiastic in Predictions of Future Greatness as Commercial Depot for the South.

Senator Elkins of West Virginia, whose home for many years has been in this city, and who is largely interested in the development of Washington interests in many different ways, is a strong believer that the location of the city and its many advantages is destined to make it a commercial rival of Baltimore and Philadelphia, and will in time transform it into a great manufacturing center. In the course of a recent interview he expressed himself enthusiastically, saying:

"Washington is destined to become a great manufacturing and commercial city, rivaling Philadelphia and Baltimore, and reaping more than either of them the advantages growing out of the development of the great South."
"But," suggested the interviewer, "what advantage is possessed by Washington in a commercial way? It is supposed to be lacking all the elements that go to make up a business center."
"That is a mistake," quickly replied the West Virginia Senator. "Washington is peculiarly located. It is a funnel between the North and the South. The river travel between North and South, from Cincinnati to the Atlantic, passes through this funnel here on the Potomac. The Potomac is a natural barrier dividing the railroads of the North and South. The Southern Railway, with its 6,000-mile system, the Chesapeake and Ohio, the Seaboard Air Line, the Norfolk and Western, and other railroads that will be built to develop the South and Southwest, find their natural terminus at the Potomac river. While they all come into Washington over the Southern tracks, and reach New York over the Pennsylvania, they terminate at Alexandria. Here are twenty or thirty thousand miles of railroad terminating at the Potomac."

Objections Will Be Overcome.
"But many people object to Washington becoming a commercial city," was suggested.
"It will become a commercial city, and, at the same time, remain the social and residential capital of country," replied Senator Elkins. "The natural location of manufacturing plants will be on the south side of the Potomac. The beauties of Washington will not be marred in the slightest degree, as capital will remain as clean, as spacious, as free from smoke and grime as now. But its unique location on tidewater, the only gateway between North and South, and the terminus of railroads draining the whole South, will inevitably bring commerce and manufactures to it. People of Washington, citizens and leisure coming to Washington and making it the intellectual, literary, and social center of the country. They enjoy the mild climate and the manifold attractions that are afforded only in the Capital of the nation. Now, the material advantages of Washington are just as great, and they will attract capital in manufacturing and commerce."

"There can be no reasonable objection to the growth of Washington in commerce and business. If the city proper were to be invaded by factories and railroad switches, and objection would hold, but there will be none of this. Manufacturing is done on the spot where, all things considered, it can be done most cheaply and expeditiously. Cheap raw materials, good communications, accessibility to markets, and such matters are ruling factors. These conditions exist on the south bank of the Potomac."

Commerce Begets Commerce.

"But commerce begets commerce, too, and places not possessing all natural advantages become great centers of production and distribution. The establishment of commercial industries on the Potomac will lead to ocean commerce on the Potomac, and increased facilities for commerce will in turn become an inducement for the establishment of manufacturing plants. New York has a commanding position in commerce because it has cargoes to offer to vessels bringing cargoes; and it has the freight because it has the vessels to accommodate it. You can get a vessel in New York any day, while in Baltimore you may not. So business tends toward New York, for the sake of expedition."

"Another thing that points to the growth of Washington commercially," said Senator Elkins, "is the increasing strength of its financial institutions. The banks are strong and growing. The financial headquarters of the whole Southern Railway system is at Washington. The Capital is becoming a money center, and every day increases its ability to handle greater enterprises. Washington ought to be a greater money center. There is no reason why a draft drawn on a Washington bank should not be as acceptable as one drawn on New York. In the course of a few years the South will be borrowing money in Washington for the development of its immense resources and the transaction of its current business. This city within twenty-five years will have a million inhabitants, in my opinion."

Why Send Cotton to New England?

"Why should Southern cotton be sent to New England to be manufactured into cloth?" asked Senator Elkins. "Do you suppose such conditions will long continue? Look at the rapid growth of manufacturing cotton in Georgia, North and South Carolina, and Alabama. Look at the jobbing business of Richmond, Washington, the junction of great railroad systems radiating to all parts of the South, will eventually become the manufacturing, jobbing, and banking headquarters of the South."

The country between Rosslyn and Alexandria, a stretch of about six miles, will be one of the busiest places in the United States. There the railroads of the South have their terminus, and there they will have their roundhouses, storage yards, repair shops, switches and all that. No better place for great manufacturing plants could be found. Consider the advantages of this climate, the accessibility of raw materials, and the ease of distribution, both by rail and water, and you will grasp the possibilities of manufacture here."

APRIL RECORD FOR BUILDING

Points to Continuation of Good Times.

BUT ONE APARTMENT HOUSE

Over Two Hundred Dwellings Show the Continued Demand for Homes of Moderate Size.

The report submitted by Inspector of Buildings Snowden Ashford to Commissioner Biddle for the month of April shows that during the month permits were issued by him to the amount of \$1,831,198, comprising 504 different parcels. Of this total, more than one-half was for brick dwellings, while of the balance, one permit for the Burlington apartment house, which was the only one of that kind issued, represented \$450,000.

A Satisfactory Record.

The report is brief, giving but the simple figures, and enters into no details, but it is the general opinion among real estate men that the showing is in every way satisfactory and that the present year, if the improvement continues, will come close to making a record.

Figures in Detail.

The report of the building inspector shows the number and character of buildings for which permits were issued, as follows:

	No.	Amount.
Brick dwellings	181	\$885,375
Frame dwellings	28	69,399
Apartment house	1	450,000
Warehouse	2	201,500
Church	3	25,200
Stores (brick)	5	7,000
Barack	1	2,000
Garage	1	7,500
Workshop	1	3,200
Blacksmith shop (brick)	1	500
Greenhouse (frame)	7	6,000
Stables (brick)	5	8,800
Stables (frame)	3	1,000
Sheds (frame)	45	2,500
Miscellaneous	213	127,328
Totals	504	1,831,198

Where the Improvements Go.

The following summary shows the distribution of improvements in the different sections of the District and their value:

	Buildings.	Repairs.
Northwest	\$808,325	\$85,943
County	328,380	17,148
Northeast	125,800	4,255
Southeast	25,000	5,007
Southwest	22,900	4,733
Totals	1,831,198	95,686

Of the number of permits issued, 205 were for brick dwellings and 38 are to be of frame construction.

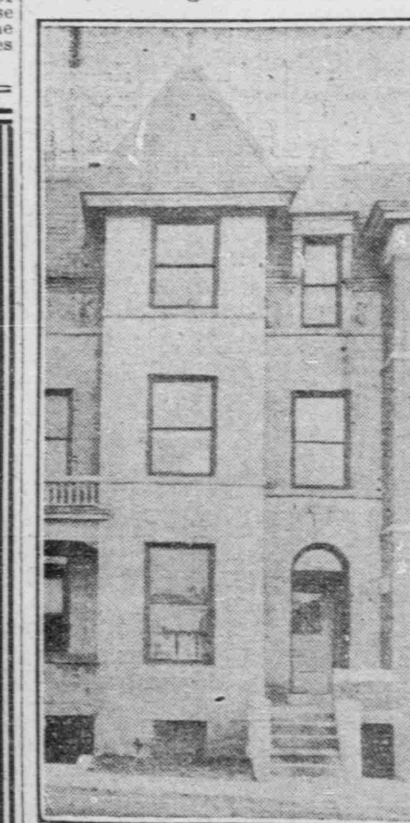
BAR HARBOR COTTAGES SPOKEN FOR EARLY

The demand for cottages at Bar Harbor already gives promise of a brilliant season at that very delightful resort. Frederick May, of 808 Seventeenth street, who maintains a branch office there, reports having rented more than a score of cottages up to this time. As rents frequently run as high as \$500 for the season, it shows faith in a prosperous summer.

DAVID MOORE

\$4,000

The bargain of this part of the town; nine large rooms and bath.



68 V Street N. W.
We furnish the house, you make the terms.

DAVID MOORE

1328 New York Avenue.

READ THIS!

A real suburban snap! Fine stone residence. Cost \$10,000. \$5,500 to quick purchaser.

EDGAR M. HAYES,
728 13th St. N.W. Phone Main 561.
There is "REALITY" in my Realty.

OPEN FOR INSPECTION



1733-35-45-47 T ST. N. W.

These elegant two-family buildings just completed and ready for occupancy. 1st floor—5 large rooms and bath. 2d floor—6 rooms and bath and large attic. Splendid hot-water heating plant for each apartment. Good substantial investment. Rents, \$30.50 and \$33.50. 1537, corner of alley, \$32.50 and \$35.00. Look at these Sunday and get prices and terms from our salesmen.

THOS. J. FISHER & CO., Inc.,

1414 F St. N. W.

Exclusive Agents.